176.0	0003	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	751,900 / 751,900
					USE VALUE:	751,900 / 751,900
					ASSESSED:	751,900 / 751,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
62	-64	LANCASTER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OUELLETTE DEBRA J
Owner 2:	
Owner 3:	
Street 1:	44 WINCHESTER DR
Street 2:	
Twn/City:	LEXINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02420 Type:

PREVIOUS OWNER

Owner 1:	MARLENGA EDWARD M/ TRUSTEE -
Owner 2:	MARTHA G OUELLETTE 2016 IRREVO -
Street 1:	C/O DEBRA OUELLETTE
Twn/City:	LEXINGTON
St/Prov:	MA Cntry:
Postal:	02420

NARRATIVE DESCRIPTION

This parcel contains 4,620 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1975, having primarily Vinyl Exterior and 1976 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4620.000	360,900		391,000	751,900
Total Card	0.106	360,900		391,000	751,900
Total Parcel	0.106	360,900		391,000	751,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 380.52 | /Parcel: 380.5

Legal Description

User Acct 118143

GIS Ref

GIS Ref

Insp Date 07/03/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 176.0-0003-0012.0

!13737!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	360,900	0	4,620.	391,000	751,900	751,900	Year End Roll	12/18/2019
2019	104	FV	332,100	0	4,620.	385,400	717,500	717,500	Year End Roll	1/3/2019
2018	104	FV	332,100	0	4,620.	296,100	628,200	628,200	Year End Roll	12/20/2017
2017	104	FV	311,900	0	4,620.	279,300	591,200	591,200	Year End Roll	1/3/2017
2016	104	FV	311,900	0	4,620.	257,000	568,900	568,900	Year End	1/4/2016
2015	104	FV	267,500	0	4,620.	240,200	507,700	507,700	Year End Roll	12/11/2014
2014	104	FV	267,500	0	4,620.	221,200	488,700	488,700	Year End Roll	12/16/2013
2013	104	FV	277,900	0	4,620.	221,200	499,100	499,100		12/13/2012

PRINT

Date	Time
12/11/20	03:39:08

LAST REV

Date	Time
11/06/20	11:10:51
mmcmakin	
13737	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARLENGA EDWARD	75858-84	1	10/9/2020	Convenience	99	No	No		
OUELLETTE RAYMO	68129-253		9/30/2016	Convenience	99	No	No		Raymond A Ouellette deceased.
	11726-127		8/14/1969		2,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/12/2019	324	Redo Kit	25,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/4/2019	Mail Update	MM	Mary M
7/3/2018	MEAS&NOTICE	BS	Barbara S
11/17/2008	Meas/Inspect	163	PATRIOT
2/14/2000	Inspected	263	PATRIOT
1/6/2000	Mailer Sent		
12/23/1999		276	PATRIOT
7/13/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	118143
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4620		Sq. Ft.	Site		0	70.	1.21	6									391,020						391,000	

Total AC/HA: 0.10606 | Total SF/SM: 4620 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 391,020 | Spl Credit | Total: 391,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1975	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	6 - Elec Base/B		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.8	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.18137646
Const Adj.:	0.98000199
Adj $ / SQ:	162.085
Other Features:	126500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	492975
Depreciation:	132117
Depreciated Total:	360857

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8			BRs: 4				Baths: 2		HB 2		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

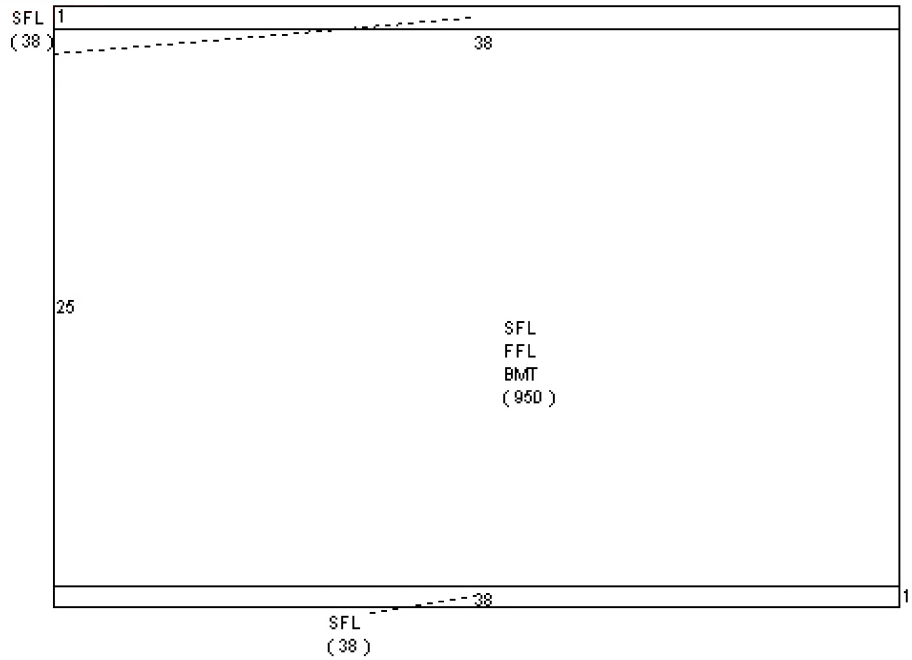
No Unit	RMS	BRS	FL
2	4	2	
Totals			
2	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	162.09
Special Features:	0	Val/Su Net:	123.34
Final Total:	360900	Val/Su SzAd	182.64

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,026	162.090	166,299
BMT	Basement	950	48.630	46,194
FFL	First Floor	950	162.090	153,981
	Net Sketched Area:	2,926	Total:	366,474
Size Ad	1976	Gross Are	2926	FinArea 1976

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

176.0-0003-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1990	0.00	T	23.2	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc